

File #: 28073

Owner's Name: Thomas & Nancy Miller

Agent: N/A

Common Name: Thomas & Nancy Miller

Type of Application: PC Variance

Key: Big Pine Key

RE: 00270500-000000

Additional Information added to File 28073

Marramont, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Mayor Pro Tem, Mario Di Gennaro, Dist. 4
Commissioner George Neugent, Dist. 2
Commissioner Dixie M. Spehar, Dist. 1
Commissioner Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 8-21-08
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for PC Variance
Type of application

Miller, Thomas + Nancy to the Monroe County Planning Department.
Project / Name

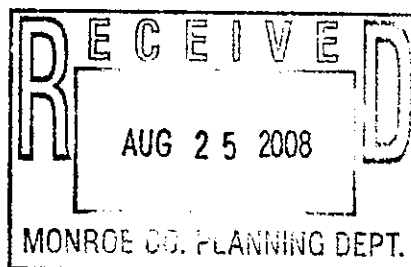
We are unable at this time to issue a receipt of your application, as it will take our staff two working days to determine that all required materials related to your application have been submitted. All applications received after 12:00 Noon will be considered as submitted the following working day.

Also, as required by Monroe County Code, planning staff will review your application after acceptance, to deem it complete within an additional fifteen working days.

Thank you.

Ami H

Planning Staff



End of Additional Information
File 28073



Variance Application to the Monroe County Planning Commission

Monroe County Code §9.5-524

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Planning Commission Variance Application Fee: \$1,608.00

1608.00

In addition to the application fee, the following fees also apply:

735.00

Advertising Costs: \$735.00

75.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

2575 275

2418.00

Date of Submittal: 08 / 20 / 2008
Month Day Year

Property Owner:

Thomas W & Nancy Miller
Name Jeanne R Miller

3050 SW 135th Ter, Davie, FL
Mailing Address 33330

954-325-4316
Daytime Phone

MYKOBY@BELLSOUTH.NET
Email Address

Agent (if applicable):

Name

Mailing Address

Daytime Phone

Email Address

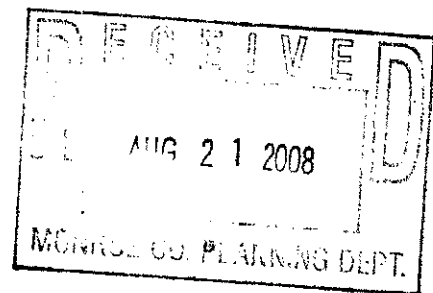
Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

12 10 EDEN PINES COLONY 2ND ADD, BIG PINE KEY
Block Lot Subdivision Key

00270500-000000-22-66-29 1342203
Real Estate (RE) Number Alternate Key Number

1136 W SHORE DRIVE 30
Street Address Big Pine Key 33043 Approximate Mile Marker
FL



Please provide the standard required by the land development regulations: (i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: (i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

Pursuant to Monroe County Code Sections 9.5-524 & 9.5-523(f), all of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.

- 1) The applicant shall demonstrate a showing of good and sufficient cause;

See details on supplied sheet

- 2) Failure to grant the variance would result in exceptional hardship to the applicant;

1)

- 3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public;

1)

- 4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district;

1)

- 5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns;

1)

7) Granting the variance is not based on the domestic difficulties of the applicant or his family; and

11

8) The variance is the minimum necessary to provide relief to the applicant.

11

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☒ Complete variance application (unaltered and unbound); and 2 copies
- ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources); and 1608.00 VAA
- ☒ Proof of ownership (i.e. Warranty Deed); and Settlement statement + 735.00 ADV
- ☒ Current Property Record Card(s) from the Monroe County Property Appraiser; and Property Record Card 75.00 Net
- ☒ Location map; and 2 copies
- ☒ Photograph(s) of site from adjacent roadway(s); and supplied
- ☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat); and 16 supplied (1 set, 15 copies)
- ☒ Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect – sixteen (16) sets (drawn to a scale of one (1) inch equals twenty (20) feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following: 16 copies
 - ☒ Date, north point and graphic scale; and
 - ☒ Boundary lines of site, including all property lines and mean high-water lines; and
 - ☒ Land use district of site and any adjacent land use districts; and
 - ☒ Locations and dimensions of all existing and proposed structures and drives; and
 - ☒ Type of ground cover (i.e. concrete, asphalt, grass, rock); and
 - ☒ Adjacent roadways; and
 - ☒ Setbacks as required by the land development regulations; and
 - ☒ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones; and
- ☒ Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included; and 1 set of 25 labels

of non-conforming structure to the current code (after the fact permit application). The inspection reviewed two failures. 1) The pavers brick on the sides of the house which is considered a structure did not pass the 10'/15' code of empty space along the side borders, 2) The 20' water set back area space from the water line does not meet the 40% free space code. (In no event shall the total, combined area of all structures occupy more then (60) percent of the upland area of the shoreline setback). The house was built in 1966 and is a single story house on a ground slab (2600 sq ft) with a large boat basin in the back that exasperate the problem with the 40% free space code from the water line and the side set backs. Owner put the paver's brink in himself without knowledge of breaking any codes. In the front yard the pavers brick was put over the existing gravel drive way lined up to the fence entrances. The intent of the current code is to make sure rain water run off did not enter the next door neighbor's property or the ocean in the back yard. The rear yard 40% free space set back will be settled with the planning department and any changes required will be reflected on the new plans and acted upon by the owner. The owner will also demonstrate that pavers brick and the type of structure it represents absorbs water run off better then gravel on top of plastic does which is allowed and the hardships of bringing structure to current code places on him.

2) Failure to grant the variance would result in exceptional hardship to the applicant:

- A) Removing the paver's brick in place would present a financial burden on the owner and not solve the run off problems or fix the following hardships that this would create.
 - B) My mother is 82 years old and is part owner of the home and uses the home during the year. She is getting very old and has to be very careful that she doesn't fall again and the paver's brick gives her a firm footing which is level vs. loose and un-smooth gravel and rock surface. This helps her on the drive way, walking on the sides of the house and the back yard.
 - C) The front drive way which is over the existing driveway and cannot be altered without running over the approved septic system drainage field. Eliminating part of the driveway will eliminate the available parking spaces and cause the owner to park cars along the street or could change the driveway to gravel. This will create a weed situation and in order to reduce this owner has two choices, using spray herbicide (which I believe is not allowed due to the potential environmental damage) or use gravel over plastic which does not help the run off situation. Both solutions are not good for the intent of the code.
 - D) The house presence would not be as pleasing to the neighbors as the current code requires and the value of their home and mine will be reduced.
 - E) Doing anything in the Keys is very hard to do dealing with the Federal, State, County and town conflicting rules and codes when dealing with old houses that don't meet any of the current codes and is basically grandfathered in and will never meet
-

of the Keys. I am an environmentalist and have been coming down to the Keys for 50 years and like you do everything I can to make it better. E.g. spent \$15k to get rid off my cesspool and replace with the latest approved septic system. Bought new boat engines that meet all of the 2006 environmental rules. Obey all the fishing laws and practice safe and good fishing guidelines and do not feed the Key Deer.

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

Granting this variance will not cause any problems in increase public expense, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public. On the contrary it will be more pleasing and attractive to the neighborhood and prevent run off of water into the surrounding yards and ocean vs. the alternatives listed above in 2C. The paver's bricks are set over 2-4 inches of sand and due to there cobble stone shape, and, side spacer's, drain the water to the side of the bricks into the sand. All the side pieces are cemented in to maintain the integrity of the surface and prevent runoff into the surrounding areas. All the internal brick float on the sand and do not move. **See:** time lap pictures of absorption rates dumping 5 gallons of water over them.

4) Property has unique or peculiar circumstances, which apply to this property, but which apply to this property, but which do not apply to other properties in the same zoning district;

As I stated above the house is completely non conforming to the current codes, the house by itself does not pass the side set back code, less than 10 feet or, all the grandfather 40% free space in the back yard with the existing structure. The house itself is 10 feet off the shore line(boat house). Because it is a big house on the ground (2600 sq feet) it takes up a lot of open space compared to the current code of being off the land by 10 feet.

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:

Since I am filing a variance to the current code, any applicant can apply for this privilege if they want to go through the expense and time of doing so. Granting of the variance is not a special privilege it is available to all applicants with similar cause or need. The neighborhood is old and has similar variances to the current code about paver's brick and structure set backs. I would also want the government to have another look at paver's brick as a solution to run off then considering it like a pored slab of cement.(structure).

7) Granting the variance is not based on domestic difficulties of the applicant or his family;

Just financial, and ease of keeping the place up and the hardships mentioned above in 2

8) The variance is the minimum necessary to provide relief to the applicant;

It would be the minimum necessary to prevent the hardships listed above in 2

Enclosed in this package:

a) Pictures of the drive way , side walk and back yard patio that reference to the verbiage above in 1. Shows variance request to plans, wall that runs along north side that prevents any runoff at all to the neighbor's property. South driveway that comes to the zero lot line and joins the neighbor's driveway. Existing driveway gaits. I know both of my neighbors and neither one of them have a dispute over the paver's brick, they understand how it works and like the beauty and value that adds to their home.

b) Picture of the pavers brick construction the clearly show how the tops of the bricks channel the water to the seams and the spacers that are built into the bricks that leave open space for the water to drain into the sand.

c) Time laps pictures that show how fast 5 gallons of water is absorbed into the brick and sand. This would be equivalent to 3 inches of rain in hour.

d) all of the other material that is required to file this application

WACHOVIA

Wachovia Bank, N.A.
wachovia.com

FOR

Thomas W. Miller

MP

⑆067006432⑆1000085757733⑈0512

© HARLAND / LIBERTY

① South East
Beve lot
So is not

② South Side

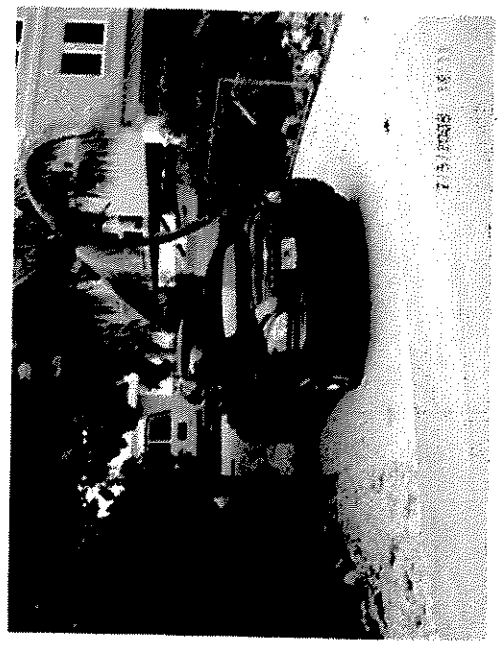
③ South Side

④ South Side
Looking

⑤

⑥ North side
NOTE Neph
No water
Thursdays

⑦ North East



⑧
⑨

⑩

⑪

⑫

⑬

⑭

⑮

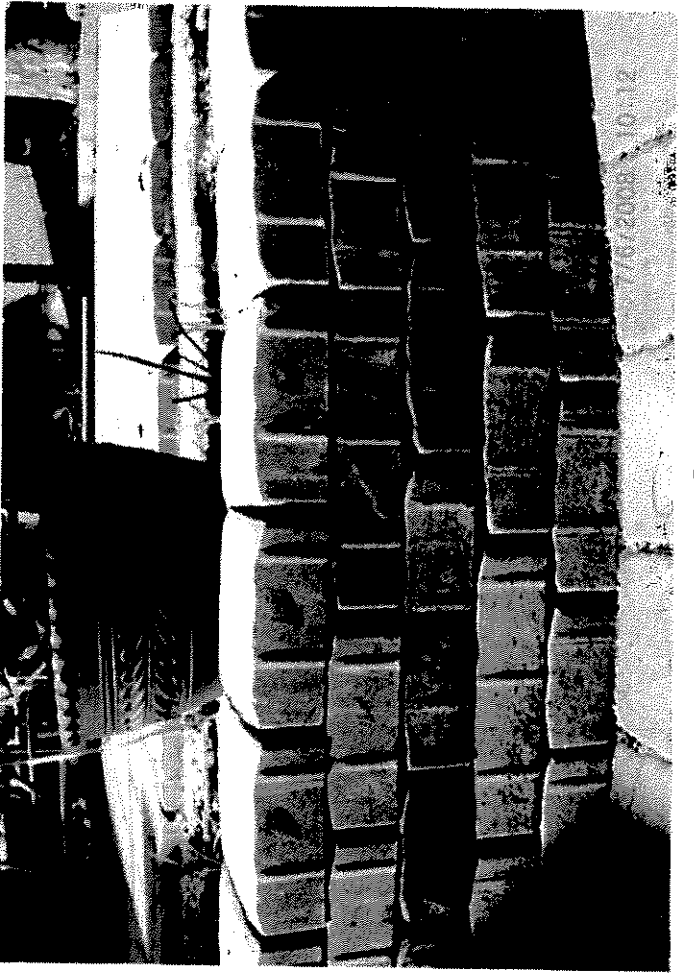
Paver Brick Construction

① Note cobbler design curved surface to side
Spacers to let water

③ Note 1/16" spacing
sets on 2 to 4" of so
Not cemented in
Floats on the sand
sides paver's brick co.
Hold Bricks in place
Prevents draining



②



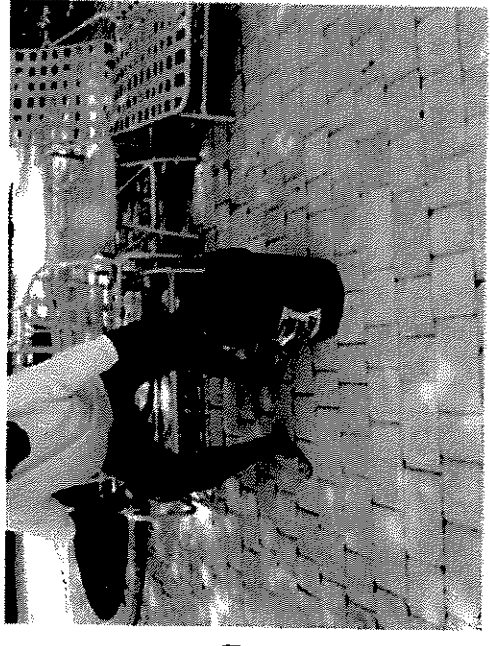
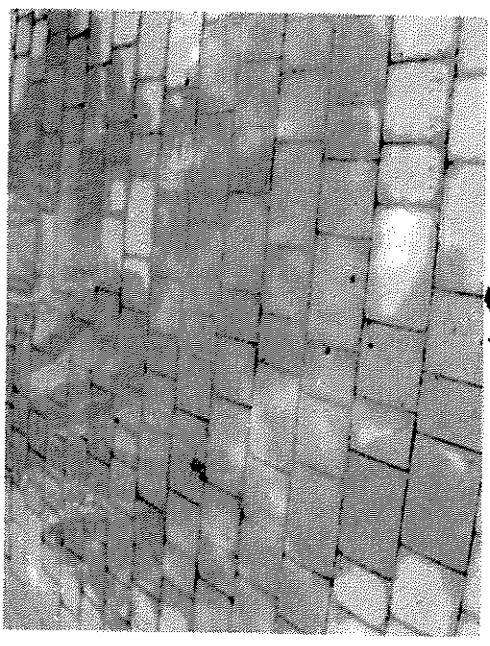
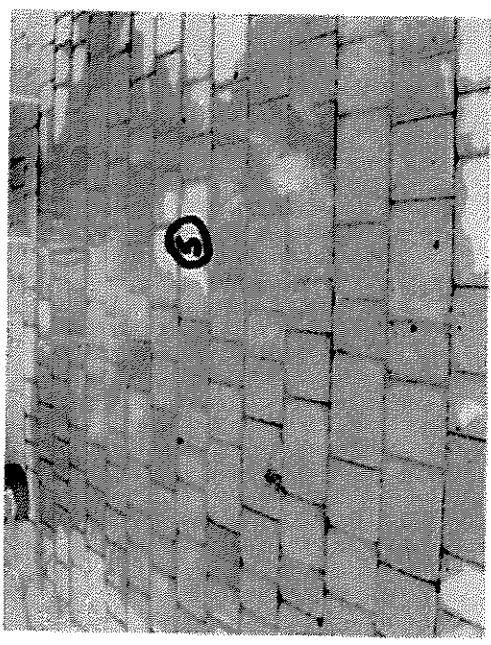
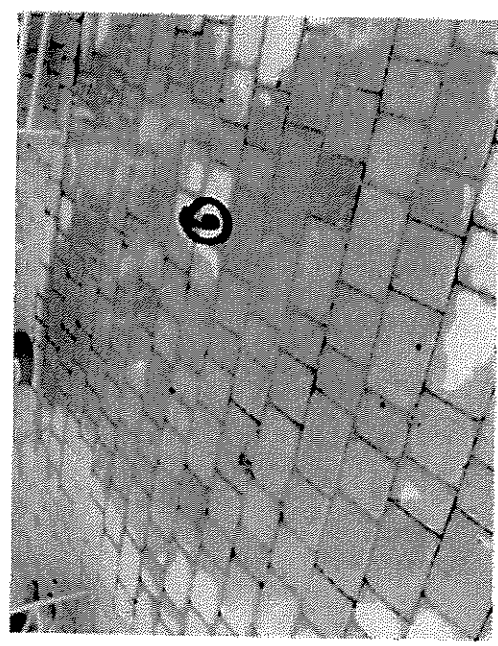
④



⑤

Time into photo
Demonstration D

- ① 11:50 In the sh
5 gal of w
- ② 11:51 All water f
- ③ 11:51 Note shiny
- ④ 11:53 Note under
- ⑤ 11:54 Sinking in
- ⑥ 11:54 Little shiny
- ⑦ 11:54 water ab
- ⑧ 12:02 Bricks dry
12 minutes



③

②

①

Address::	1060 WESTSHORE DR	BIG PINE KEY, FL 33043
AK:	1342220 Parcel ID: 00270520-000000	Physical Location: 1112 W SHORE DR BIG PINE KEY
Legal Description:	BK 12 LT 12 EDEN PINES COLONY 2ND ADD BIG PINE KEY	PB5-39OR605-115 OR875-797 OR10
Owners Name:	MITCHEY ROBBIE S	
Address::	P O BOX 904	
AK:	1342211 Parcel ID: 00270510-000000	Physical Location: 1124 WEST SHORE DR BIG PINE KEY
Legal Description:	BK 12 LT 11 EDEN PINES COLONY 2ND ADD BIG PINE KEY	PB5-39OR619-409 OR898-758Q/C O
Owners Name:	PLATEK RICHARD C & LUCY	
Address::	333 GRAND CENTRAL AVENUE	
AK:	1342203 Parcel ID: 00270500-000000	Physical Location: 1136 WEST SHORE DR BIG PINE KEY
Legal Description:	BK 12 LT 10 EDEN PINES COLONY 2ND ADD BIG PINE KEY	PB5-39OR342-226 OR1078-1558(VC
Owners Name:	MILLER THOMAS W AND NANCY D	
Address::	3050 SW 135TH TER	
AK:	1342190 Parcel ID: 00270490-000000	Physical Location: 1152 WESTSHORE DR BIG PINE KEY
Legal Description:	BK 12 LT 9 EDEN PINES COLONY 2ND ADD BIG PINE KEY	PB5-39OR542-842-Q/C OR694-10 OR
Owners Name:	MAROT RICHARD N & CHARKENE	
Address::	700 EAGLENOOK WAY	
AK:	1341886 Parcel ID: 00270250-000000	Physical Location: 1063 WEST SHORE DR BIG PINE KEY
Legal Description:	BK 10 LT 10 EDEN PINES COLONY 1ST ADD BIG PINE KEY	PB5-26OR515-438 OR788-116 OR81
Owners Name:	PANNICK FRANK & DOLORES	
Address::	18 CHAMBERS ROAD	
AK:	1341878 Parcel ID: 00270240-000000	Physical Location: 29148 CACTUS LN BIG PINE KEY
Legal Description:	BK 10 LT 9 EDEN PINES COLONY 1ST ADD BIG PINE KEY	PB5-26OR515-438 OR788-116 OR853
Owners Name:	KRAJANOWSKI RONALD P	
Address::	29148 CACTUS LN	
AK:	1341797 Parcel ID: 00270160-000000	Physical Location: 500 WHITEHEAD ST BIG PINE KEY
Legal Description:	BK 10 LT 1 EDEN PINES COLONY 1ST ADD BIG PINE KEY	PB5-26OR502-918 OR768-232 OR795
Owners Name:	MONROE COUNTY	
Address::	500 WHITEHEAD ST	
AK:	1341801 Parcel ID: 00270170-000000	Physical Location: 29147 CACTUS LN BIG PINE KEY
Legal Description:	BK 10 LT 2 EDEN PINES COLONY 1ST ADD PB5-26 BIG PI	NE KEY OR479-61 OR768-231 OR795
Owners Name:	THOMAS TERRY J & MARY J FOX (H/W)	
Address::	29147 CACTUS LN	
AK:	1341819 Parcel ID: 00270180-000000	Physical Location: 87 DRIFTWOOD DR BIG PINE KEY
Legal Description:	BK 10 LT 3 EDEN PINES COLONY 1ST ADD BIG PINE KEY	PB5-26 OR518-47 OR896-1648 OR93
Owners Name:	LEON J LUIS	
Address::	87 DRIFTWOOD DR	
AK:	1341827 Parcel ID: 00270190-000000	Physical Location: 500 WHITEHEAD ST BIG PINE KEY
Legal Description:	BK 10 LT 4 EDEN PINES COLONY 1ST ADD PB5-26 BIG PI	NE KEY OR424-913 OR961-751 OR17
Owners Name:	MONROE COUNTY	
Address::	500 WHITEHEAD ST	
AK:	1341789 Parcel ID: 00270150-000000	Physical Location: 500 WHITEHEAD ST BIG PINE KEY
Legal Description:	BK 9 LT 10 EDEN PINES COLONY 1ST ADD PB5-26 BIG PI	NE KEY OR506-594 OR670-644 OR85
Owners Name:	COUNTY OF MONROE %BOARD OF COUNTY COMMISSIONERS	
Address::	500 WHITEHEAD ST	

Legal Description:	BK 9 LT 3 EDEN PINES COLONY 1ST ADD BIG PINE KEY P	Physical Location:	BIG PINE KEY
Owners Name:	ELLIOTT IAIN SEAN		
Address::	7554 SW 127TH ST		
AK:	1341703	Parcel ID:	00270070-000000
		Physical Location:	MIAMI, FL 33156
Legal Description:	BK 9 LT 2 EDEN PINES COLONY 1ST ADD BIG PINE KEY P		
Owners Name:	BAY HOLDING INC C/O P. RDY RICHARD		
Address::	7815 NW 148TH ST		
AK:	1341720	Parcel ID:	00270090-000000
		Physical Location:	MIAMI LAKES, FL 33016
Legal Description:	BK 9 LT 4 EDEN PINES COLONY 1ST ADD BIG PINE KEY O		
Owners Name:	CITY OF MARATHON		
Address::	9805 OVERSEAS HWY		
AK:	1341754	Parcel ID:	00270120-000000
		Physical Location:	MARATHON, FL 33050
Legal Description:	BK 9 LT 7 EDEN PINES COLONY 1ST ADD BIG PINE KEY P		
Owners Name:	MIKOL SHARON J		
Address::	P O BOX 432148		
AK:	1341690	Parcel ID:	00270060-000000
		Physical Location:	BIG PINE KEY, FL 33043-2148
Legal Description:	BK 9 LT 1 EDEN PINES COLONY 1ST ADD PB5-26 BIG PIN		
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD ST		
AK:	1341681	Parcel ID:	00270050-000000
		Physical Location:	KEY WEST, FL 33040
Legal Description:	EDEN PINES COLONY 1ST ADDITION PB5-26 BIG PINE KEY		
Owners Name:	BUSH LARRY R & JOHNSON DEBRA ANN R/S		
Address::	7258 EDINBURGH DRIVE		
AK:	1342165	Parcel ID:	00270460-000000
		Physical Location:	LAMBERTVILLE, MI 48144-9546
Legal Description:	BK 12 LT 6 EDEN PINES COLONY 2ND ADD BIG PINE KEY		
Owners Name:	DRG PROPERTIES INC T/C		
Address::	27501 S DIXIE HWY STE 402		
AK:	1342181	Parcel ID:	00270480-000000
		Physical Location:	NARANJA, FL 33032
Legal Description:	BK 12 LT 8 EDEN PINES COLONY 2ND ADD BIG PINE KEY		
Owners Name:	POWELL BRYANT AND LYNN T		
Address::	1160 WEST SHORE DR		
AK:	1342173	Parcel ID:	00270470-000000
		Physical Location:	BIG PINE KEY, FL 33043
Legal Description:	BK 12 LT 7 EDEN PINES COLONY 2ND ADD BIG PINE KEY		
Owners Name:	PALMER ERNEST P & GAYLE MILES		
Address::	2769 THEATER RD		
AK:	1342157	Parcel ID:	00270450-000000
		Physical Location:	BOWLING GREEN, FL 33834-9808
Legal Description:	BK 12 LT 5 EDEN PINES COLONY 2ND ADD BIG PINE KEY		
Owners Name:	MINNET ROSEANN ALEXIS TR (R A MINNET REV TR) & CRAWFORD JAMES P & GRAY MATTHEW J T/C		
Address::	4760 NE 12TH AVE		
AK:	1341860	Parcel ID:	00270230-000000
		Physical Location:	FT LAUDERDALE, FL 33334
Legal Description:	BK 10 LOTS 7 & 8 EDEN PINES COLONY 1ST ADD BIG PIN		
Owners Name:	GLADWELL JAY E & VICKI L		
Address::	29168 CACTUS LANE		
			BIG PINE KEY, FL 33043

1060 Westshore Dr.
Big Pine Key, FL 33043

MONROE COUNTY
500 Whitehead St.
Key West, FL 33040

DRG PROPERTIES Inc
27501 S. Dixie Hwy Ste. 402
Naranja, FL 33032

Robbie S. Ritchey
P.O. Box 904
Big Pine Key, FL 33043

COUNTY OF MONROE
Board of County Commissioners
500 Whitehead St.
Key West, FL 33040

Bryant & Lynn T. Powell
1160 West Shore Dr.
Big Pine Key, FL 33043

Richard C. & Lucy Platek
333 Grand Central Ave.
Amityville, NY 11701

MONROE COUNTY
Board of County Commissioners
500 Whitehead Street
Key West, FL 33040

Ernest P. Palmer & Gayle Miles
2769 Theater Rd.
Bowling Green, FL 33834-9808

Thomas W. and Nancy Miller
3050 S.W. 135th Ter.
Davie, FL 33330

Sharon J. Mikol
P. O. Box 432148
Big Pine Key, FL 33043

Roseann A. Minnet,
James Crawford & Matthew Gray
4760 N.E. 12th Ave.
Ft. Lauderdale, FL 33334

Richard N. & Charkene Marot
700 Eaglenook Way
Osprey, FL 32249

Iain Sean Elliot
7554 S.W. 127th St.
Miami, FL 33156

Jay E. & Vicki L. Gladwell
29168 Cactus Lane
Big Pine Key, FL 33043

Frank & Dolores Pannick
18 Chambers Road
Creamridge, NJ 08514

Bay Holding Inc c/o Richard Purdy
7815 N.W. 148th Street
Miami Lakes, FL 33016

Ronald P. Krajanowski
29148 Cactus Ln.
Big Pine Key, FL 33043

City of Marathon
9805 Overseas Hwy
Marathon, FL 33050

MONROE COUNTY
500 Whitehead St.
Key West, FL 33040

Sharon J. Mikol
P.O. Box 432148
Big Pine Key, FL 33043-2148

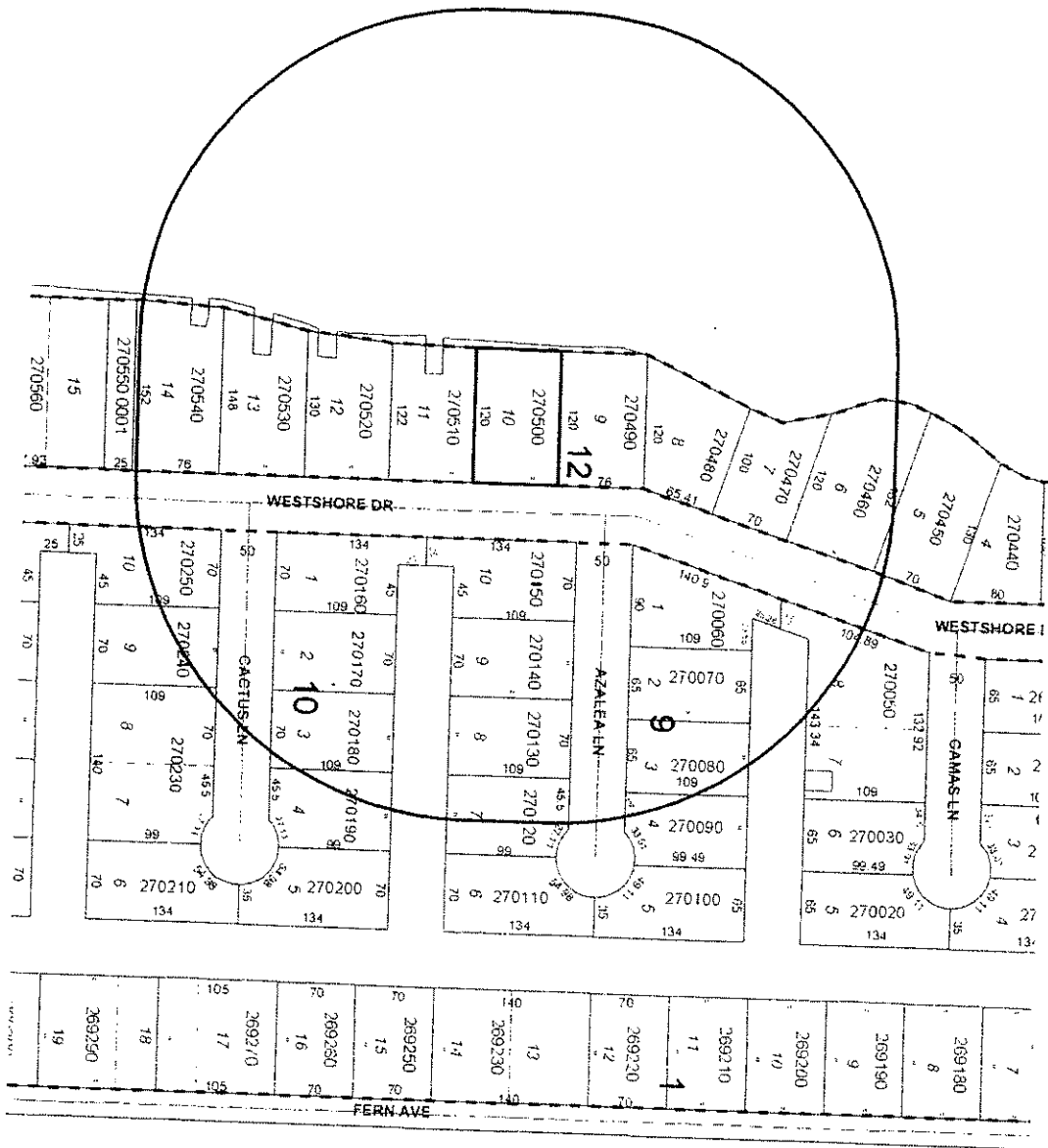
Terry Thomas & Mary J. Fox
29147 Cactus Ln.
Big Pine Key, FL 33043

MONROE COUNTY
500 Whitehead St.
Key West, FL 33040



269180	269190	269200	269210	269220	269230	269240	269250	269260	269270	269280	269290
7	8	9	10	11	12	13	14	15	16	17	18
269180	269190	269200	269210	269220	269230	269240	269250	269260	269270	269280	269290
7	8	9	10	11	12	13	14	15	16	17	18

270440	270450	270460	270470	270480	270490	270500	270510	270520	270530	270540	270550	270560
1	2	3	4	5	6	7	8	9	10	11	12	13
270440	270450	270460	270470	270480	270490	270500	270510	270520	270530	270540	270550	270560
1	2	3	4	5	6	7	8	9	10	11	12	13



Monroe County Property Record Card (017)

Alternate Key: 1342203
Effective Date: 5/1/2008 2:32:10 PM

Rc
Ru

MILLER, THOMAS W AND NANCY D
3050 SW 135TH TER
DAVIE FL 33330

Parcel 00270500-0000000-22-66-29 Nbhd 633
Alt Key 1342203 Mill Group 100H
Affordable Housing No PC 0100
Inspect Date Next Review
Business Name
Physical Addr 1136 WEST SHORE DR, BIG PINE KEY

Associated Names

Name	DBA	Role
MILLER, JEANNE R R/S		Owner
MILLER, THOMAS W AND NANCY D		Owner

Legal Description

BK 12 LT 10 EDEN PINES COLONY 2ND ADD BIG PINE KEY PB5-39OR342-226 OR1078-1558(VC) OR1082-1068(VC) OR1402-2222RS(JB)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class
37814	010W	76	120	Yes	9,120.00	SF	0.00		1.00	1.00	1.00	1.00			N

Total Just Value

Monroe County Property Record Card (017)

Alternate Key: 1342203
Effective Date: 5/1/2008 2:32:10 PM

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Ru

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life
6	CL2:CH LINK FENCE	1,240	SF	0.00	310	4	1965	1966	1	30
5	UB2:UTILITY BLDG	30	SF	0.00	5	6	1988	1989	2	50
4	AC2:WALL AIR COND	2	UT	0.00	0	0	1979	1980	2	20
3	DK3:CONCRETE DOCK	357	SF	0.00	119	3	1975	1976	4	60
2	SW2:SEAWALL	357	SF	0.00	119	3	1975	1976	4	60
1	PT3:PATIO	380	SF	0.00	0	0	1975	1976	2	50
Total Depreciated										

Appraiser Notes

BL TO CC CHANGED DURING INDEPTH AUDIT FOR 1997

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	A17424	Apr 1 1987 12:00AM	Dec 1 1987 12:00AM	1,975		ROOFING
	96-0763	May 1 1996 12:00AM	Dec 1 1996 12:00AM	4,400		BOAT LIFT
	991227	Apr 21 1999 12:00AM	Nov 30 1999 12:00AM	8,550		ROOFING

Winnroe County Property Record Card (017)

Alternate Key: 1342203

Effective Date: 5/1/2008 2:32:10 PM

Roll

Run

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1078	1558	1/1/1989	Warranty Deed	0	Q	I	170,000
1082	1068	2/1/1989	Warranty Deed	0	Q	I	190,000
1402	2222	5/1/1996	Warranty Deed	0	Q	I	330,000

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
99	TRIM RETURN	0	2003	1	100.00	

Monroe County Property Record Card (017)

Alternate Key: 1342203Ro
Effective Date: 5/1/2008 2:32:10 PMRu

MILLER, THOMAS W AND NANCY D
3050 SW 135TH TER
DAVIE FL 33330

Parcel 00270500-0000000-22-66-29Nbhd 633
Alt Key 1342203Mill Group 100H
Affordable Housing NoPC 0100
Inspect DateNext Review
Business Name
Physical Addr 1136 WEST SHORE DR, BIG PINE KEY

Associated Names		
Name	DBA	Role
MILLER, JEANNE R R/S		Owner
MILLER, THOMAS W AND NANCY D		Owner

Legal Description

BK 12 LT 10 EDEN PINES COLONY 2ND ADD BIG PINE KEY PB5-39OR342-226 OR1078-1558(VC) OR1082-1068(VC) OR1402-2222RS(JB)

Land Data 1.															
Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class
7814	010W	76	120	Yes	9,120.00	SF	0.00		1.00	1.00	1.00	1.00			N

Total Just Value

Monroe County Property Record Card (017)

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Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life
6	CL2:CH LINK FENCE	1,240	SF	0.00	310	4	1965	1966	1	30
5	UB2:UTILITY BLDG	30	SF	0.00	5	6	1988	1989	2	50
4	AC2:WALL AIR COND	2	UT	0.00	0	0	1979	1980	2	20
3	DK3:CONCRETE DOCK	357	SF	0.00	119	3	1975	1976	4	60
2	SW2:SEAWALL	357	SF	0.00	119	3	1975	1976	4	60
1	PT3:PATIO	380	SF	0.00	0	0	1975	1976	2	50

Total Depreciated

Appraiser Notes

BL TO CC CHANGED DURING INDEPTH AUDIT FOR 1997

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	A17424	Apr 1 1987 12:00AM	Dec 1 1987 12:00AM	1,975		ROOFING
	96-0763	May 1 1996 12:00AM	Dec 1 1996 12:00AM	4,400		BOAT LIFT
	991227	Apr 21 1999 12:00AM	Nov 30 1999 12:00AM	8,550		ROOFING

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Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
99	TRIM RETURN	0	2003	1	100.00	

Items marked (P.O.C.) were paid outside the closing; they are shown here for information purposes and are not included in the totals.

D. Name and Address of Borrower

THOMAS W. MILLER
NANCY D. MILLER

JEANNE R. MILLER

E. Name and Address of Seller

RICHARD D. CAMPBELL
HELEN A. CAMPBELL

8150 CRYDEN WAY
FORESTVILLE, MD 20747

F. Name and Address of Lender

SUNTRUST BANK, SOUTH
FLORIDA, N.A.
2626 E. OAKLAND PARK BLVD.
FT. LAUDERDALE, FL 33306

G. Property Location

1136 WEST SHORE DRIVE
BIG PINE KEY, FL 33043
LOT 10 BLOCK 12 EDEN PINES #2

H. Settlement Agent

MEYER & ERSKINE

I. Settlement Date

05/03/96

J. SUMMARY OF BORROWER'S TRANSACTION:

100. Gross Amount Due From Borrower

101. Contract sales price	330,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	8,939.17
104.	
105.	

Adjustments for items paid by seller in advance

106. City/town taxes	to	
107. County taxes	to	
108. Assessments	05/02 to 09/30	121.27
109.		
110.		
111.		
112.		

20. GROSS AMOUNT DUE FROM BORROWER 339,060.44

100. Amounts Paid By or In Behalf of Borrower

101. Deposit or earnest money	10,300.00
102. Principal amount of new loan(s)	238,000.00
103. Existing loan(s) taken subject to	
104.	
105.	
106.	
107.	
108.	
109.	

Adjustments for items unpaid by seller

110. City/town taxes	to	
111. County taxes	01/01 to 05/02	711.62
112. Assessments	to	
113.		
114.		
115.		
116.		
117.		
118.		
119.		

20. TOTAL PAID BY/FOR BORROWER 249,011.62

20. Cash At Settlement From or To Borrower

201. Gross amount due from borrower (line 120)	339,060.44
202. Less amounts paid by/for borrower (line 220)	249,011.62
203. CASH FROM BORROWER	90,048.82

K. SUMMARY OF SELLER'S TRANSACTION:

400. Gross Amount Due To Seller

401. Contract sales price	330,000.00
402. Personal property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City/town taxes	to	
407. County taxes	to	
408. Assessments	05/02 to 09/30	121.27
409.		
410.		
411.		
412.		

420. GROSS AMOUNT DUE TO SELLER 330,121.27

500. Reductions In Amount Due To Seller

501. Excess Deposit (see instructions)	
502. Settlement charges to seller (line 1400)	24,271.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	151,027.50
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	

Adjustments for items unpaid by seller

510. City/town taxes	to	
511. County taxes	01/01 to 05/02	711.62
512. Assessments	to	
513.		
514.		
515.		
516.		
517.		
518.		
519.		

520. TOTAL REDUCTION AMOUNT DUE SELLER 176,010.12

600. Cash At Settlement To or From Seller

601. Gross amount due to seller (line 420)	330,121.27
602. Less reduction amount due seller (line 520)	176,010.12
603. CASH TO SELLER	154,111.15

IN THE EVENT A RE-PRORATION OF THE TAXES IS NECESSARY WHEN THE TAX BILLS FOR 1990 ARE PREPARED, THE PARTIES AGREE TO HANDLE SAID RE-PRORATION BETWEEN THEMSELVES.

